

IN RE: PETITION FOR ZONING VARIANCE  
SE/S Upperlanding Road, 1200  
ft. W of Mace Avenue  
325 Upperlanding Road  
15th Election District  
5th Councilmanic District  
Vernon J. Nethkin  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-414-A

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 325 Upperlanding Road in the Back River Highlands subdivision of Baltimore County. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot width of 50 ft. in lieu of the required 55 ft., as well as variance relief as deemed necessary by the Zoning Commissioner to allow the proposed dwelling and to approve an undersized lot. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the site plan.

Appearing at the requisite public hearing was the property owner/Petitioner, Vernon J. Nethkin. Also present was the builder of the proposed dwelling, Isaac Gheiler. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is known a lot No. 9 of Block B in the subdivision known as Back River Highlands. This is an old subdivision that was laid out many years ago. The subject lot is 50 ft. wide and 200 ft. deep, for a total area of 10,000 sq. ft. Presently, the lot is unimproved. However, the Petitioner proposes constructing a 30 ft. wide by 38 ft. deep single family dwelling thereon.

Further testimony and evidence offered is that many of the other houses in this subdivision are on similar lots. It was indicated that the original subdivision was laid out in 50 ft. lots. Lot No. 28 (327

ORDER RECEIVED FOR FILING

Date

By

6/26/95  
M. J. Gorb

RECEIVED

Upperlanding Road) abuts the subject site and is also 50 x 200 ft. It is improved by an existing dwelling. The lot on the other side is slightly larger (200 ft. x 75 ft. wide) and also contains a single family dwelling. That house is situated on a lot so as to maintain a 10 side yard setback to the subject property.

The Petitioner purchased the property in 1970 with the intent of ultimately developing same. He testified that none of his neighbors have any objections to the proposed improvements. The site is served by public utilities and is not within the Chesapeake Bay Critical Area.

The member agencies of the Zoning Plans Advisory Committee (ZAC) have also reviewed the subject request. The Office of Planning recommends approval, however, suggests that the width of the parking pad be reduced to a single car width. It is suggested that the pad be extended lengthwise to accommodate the parking of 2 vehicles. The Petitioner indicated that such a change and reconfiguration of the parking pad was acceptable. The Developers Engineering Section has no objection to the variance provided that there is no construction within the existing 10 ft. utility easement which is located on the side of the property. The site plan shows that the area will not be developed. Other members of the Zoning Advisory Committee did not object to the request.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the requested relief should be granted and will so order. I will condition the relief granted so as to require the Petitioner to comply with the ZAC comments of the Office of Planning and Developers Engineering.


Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

ORIGINAL FILED  
6/26/91  
1698  
J. H. Smith

REC'D - 10/1/91

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26<sup>th</sup> day of June, 1995 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot width of 50 ft., in lieu of the required 55 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the ZAC comments submitted by the Office of Planning dated May 31, 1995, and from Developers Engineering Section, dated May 30, 1995 are adopted in their entirety and made a part of this Order.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 6/26/95  
By M. Noah

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 21, 1995

Mr. Vernon J. Nethkin  
323 Upperlanding Road  
Baltimore, Maryland 21221

RE: Case No. 95-414-A  
Petition for Variance  
Property: 325 Upperlanding Road

Dear Mr. Nethkin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

RECORDED





# Petition for Variance

409  
95-414-A

## to the Zoning Commissioner of Baltimore County

for the property located at 325 UPPERLANDING ROAD  
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 to permit a lot width of 50 Ft. in lieu of the required 55 Ft. and any other variances deemed necessary by the Zoning Commissioner to allow the proposed dwelling and to approve an undersize lot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

I purchased Lot #29 on May 18, 1970, which was at that time a buildable lot, with the intent for my daughter to build a house on sometime in the future. To comply with current Baltimore County Zoning Code, I am requesting a variance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

VERNON J. NETHKIN  
(Type or Print Name)

Vernon J. Nethkin  
Signature

VERNON J. NETHKIN  
(Type or Print Name)

Signature

H 7803347

323 UPPERLANDING RD W 887-3363

Address

Phone No.

BALTO. MD 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_



Printed with Soybean Ink  
on Recycled Paper



MICROFILMED

409  
95-414A

## ZONING DESCRIPTION

ZONING DESCRIPTION FOR 325 UPPERLANDING ROAD (ESSEX)

BEGINNING AT A POINT ON THE SOUTH EAST SIDE OF  
UPPERLANDING ROAD WHICH IS 50 FEET OF RIGHT-OF-  
WAY WIDTH WIDE AT THE DISTANCE OF 1200 FEET  
TO CENTERLINE OF MACE AVENUE 50' WIDE  
BEING LOT # 29 BLOCK B IN THE SUBDIVISION  
OF BACK RIVER HIGHLANDS AS RECORDED IN  
BALTO. COUNTY PLAT BOOK 4 FOLIO 64, CONTAINING  
10,000 SF ALSO KNOWN AS 325 UPPERLANDING ROAD  
AND LOCATED IN THE 15<sup>TH</sup> ELECTION DISTRICT  
5<sup>TH</sup> COUNCILMANIC DISTRICT.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Townson, Maryland

95-414-17

District 15th Date of Posting 5/27/95

Posted for: Variance

Petitioner: Vernon J. North King

Location of property: 375 Upper Landing Rd, SE/8

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by M. H. [Signature] Date of return: 6/2/95

Signature

Number of Signs: 1



### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #85-414-A  
(Item 409)

325 Upperlanding Road  
SE/S Upperlanding Road,  
1200 W of Mace Avenue  
15th Election District  
5th Councilmanic  
Legal Owner(s):

Vernon J. Neethkin  
Hearing: Wednesday,  
June 14, 1995 at 10:00  
a.m. in Rm. 118, Old  
Courthouse.

Variance to permit a lot width of 50 feet in lieu of the required 55 feet and any other variances deemed necessary by the Zoning Commissioner to allow the proposed dwelling and approve an undersized lot.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3391.

5/332 May 25.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

5/25, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/25, 1995

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

~~Publication~~





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-414-A

Date

5/12/95

Number

409

By JLL

R.V. CODE 01

50.00

15000 PESTING 080

35.00

\$ 85.00

NETHKIN

325 UPPERLANDING RD.

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 409

Petitioner: VERNON NETHKIN

Location: 325 UPPERLANDING ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: VERNON NETHKIN

ADDRESS: 323 UPPERLANDING ROAD

BALTO. MD 21221

PHONE NUMBER: 780 3347

AJ:ggs

MICROFILMED

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY  
May 25, 1995 Issue - Jeffersonian

Please forward billing to:

Vernon Nethkin  
323 Upperlanding Road  
Baltimore, MD 21221  
780-3347

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-414-A (Item 409)  
325 Upperlanding Road  
SE/S Upperlanding Road, 1200' W of Mace Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): Vernon J. Nethkin  
HEARING: WEDNESDAY, JUNE 14, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a lot width of 50 feet in lieu of the required 55 feet and any other variances deemed necessary by the Zoning Commissioner to allow the proposed dwelling and approve an undersized lot.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 18, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-414-A (Item 409)  
325 Upperlanding Road  
SE/S Upperlanding Road, 1200' W of Mace Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): Vernon J. Nethkin  
HEARING: WEDNESDAY, JUNE 14, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a lot width of 50 feet in lieu of the required 55 feet and any other variances deemed necessary by the Zoning Commissioner to allow the proposed dwelling and approve an undersized lot.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Vernon J. Nethkin

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 7, 1995

Mr. Vernon J. Nethkin  
323 Upperlanding Road  
Baltimore, Maryland 21221

RE: Item No.: 409  
Case No.: 95-414-A  
Petitioner: V. J. Nethkin

Dear Mr. Nethkin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: May 31, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 325 Upperlanding Road

INFORMATION:

Item Number:

409

Petitioner:

Nethkin Property

Property Size:

Zoning:

DR-5.5

Requested Action:

Variance

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

See attached comment of May 31, 1995.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol Weiss

PK/JL

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 7, 1995

Mr. Vernon J. Nethkin  
323 Upperlanding Road  
Baltimore, Maryland 21221

RE: Item No.: 409  
Case No.: 95-414-A  
Petitioner: V. J. Nethkin

Dear Mr. Nethkin:

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Sincerely,

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W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

VAR. ITEM # 400

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ VERNON NETHKIN 323 UPPERLANDING RD. WORK EX 3363  
Print Name of Applicant Address Telephone Number

☐ Lot Address 325 UPPERLANDING RD Election District 15 Council District 5 Square Feet 10,000.  
S. E. SIDE OF  
Lot Location: N E S W / side / corner of UPPERLANDING RD, 1200 feet from N E S W corner of CENTERLINE OF MACE AVE.  
(street) (street)

Land Owner VERNON NETHKIN Tax Account Number 1600000835

Address 323 UPPERLANDING RD Telephone Number W-887-3363-H 7803347  
BALTO. MD 21221

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/> NOT YET
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid  
Codes 030 & 080 (355)

Accepted by [Signature]  
ZADM

Date 5/12/95

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Reduce width of parking pad to a single car width. Pad could be extended lengthwise to accommodate the parking of two vehicles

Signed by:

Francis Morsey  
for the Director, Office of Planning & Zoning

Date: 5/31/95



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:   Arnold Jablon, Director           DATE:   May 30, 1995  
      Zoning Administration and Development Management

FROM:   Robert W. Bowling, P.E., Chief  
          Developers Engineering Section

RE:   *RWB* Zoning Advisory Committee Meeting  
      for May 30, 1995  
      Item No. 409

The Developers Engineering Section has reviewed the subject zoning item. If the variance is granted, the owner should be advised that Baltimore County Policy prohibits the construction of a permanent structure within the existing 10-foot utility easement.

RWB:sw

1995 JUN 1 11:11 AM  
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/30/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 5/22/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 401  
407  
408  
409  
410  
411 s

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/23/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 22, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 401, 402, 404, 405,  
406, 407, 409, 410 AND 411.

RECEIVED

MAY 30 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary

Hal Kassoff  
Administrator

5-16-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 409 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for* Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

409

● AC KNOWLEDGEMENT ●

COUNTY EMPLOYEE SEEKING

COUNTY COUNCIL APPROVAL

5/12/95

Vern Withers

AC KNOWLEDGEMENT

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

VAR. ITEM # 400

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

B Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

☐ VERNON NETHKIN 323 UPPERLANDING RD. WORK EX 3363  
Print Name of Applicant Address Telephone Number

☐ Lot Address 325 UPPERLANDING RD Election District 15 Council District 5 Square Feet 10,000.  
S. E. SIDE OF  
Lot Location: N E S W side / corner of UPPERLANDING RD. 1200 feet from N E S W corner of CENTERLINE OF MACE AVE.  
(street) (street)

Land Owner VERNON NETHKIN Tax Account Number 1600000835

Address 323 UPPERLANDING RD Telephone Number W-887-3363-H 7803347  
BALTO. MD 21221

☐ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

PROVIDED?

	YES	NO
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2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid  
Codes 030 & 080 (\$35)

Accepted by [Signature]  
ZADM

Date 5/12/95

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Reduce width of parking pad to a single car width. Pad could be extended lengthwise to accommodate the parking of two vehicles

Signed by:

Francis Morsey  
for the Director, Office of Planning & Zoning

Date: 5/31/95

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

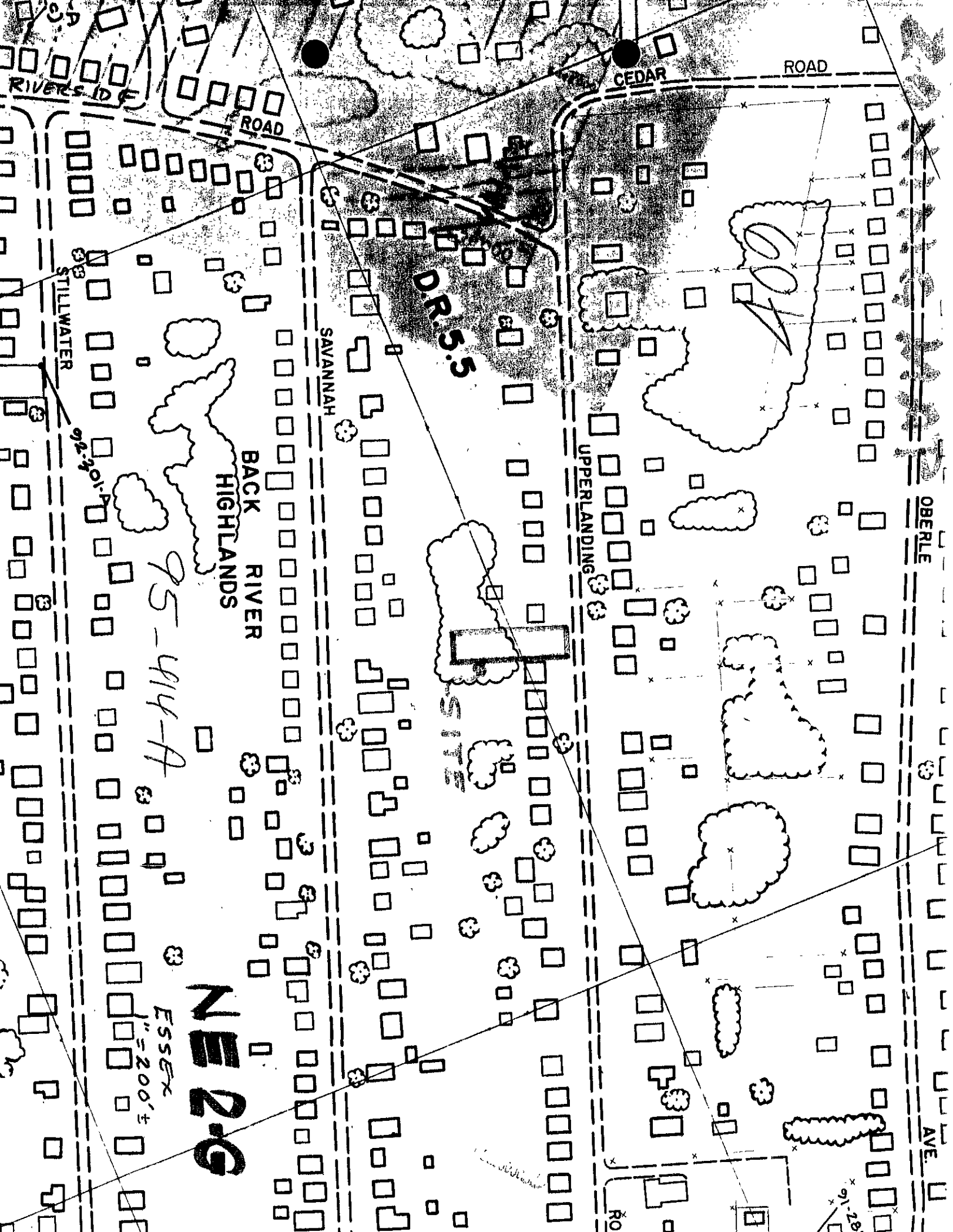
VERNON NETHKIN

325 UPPERLANDING RD.

ISAAC CHEILER

3403 Old Post Dr.





RIVERSIDE

ROAD

CEDAR

ROAD

D.R. 5.5

SAVANNAH

BACK RIVER  
HIGHLANDS

STILLWATER

95-414-A

NE 2-G

ESSEX

200'

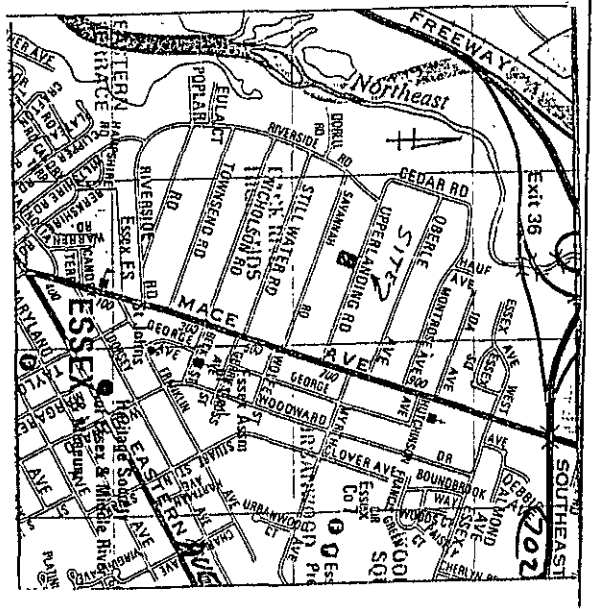
UPPERLANDING

OBERLE

AVE.



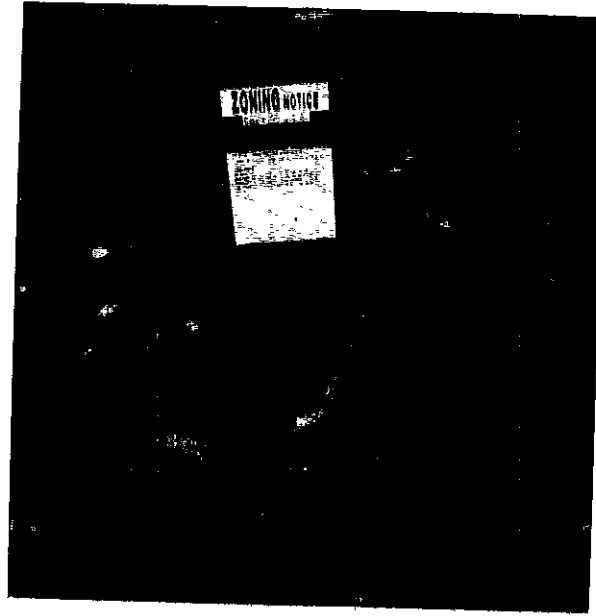
80 For ZOUN 78 VARIANCE 76



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REVIEWED BY ITEM # CAS #

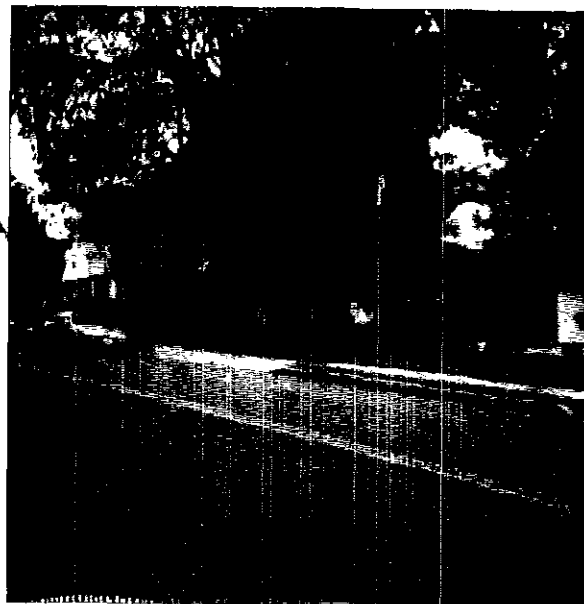
95-414-A



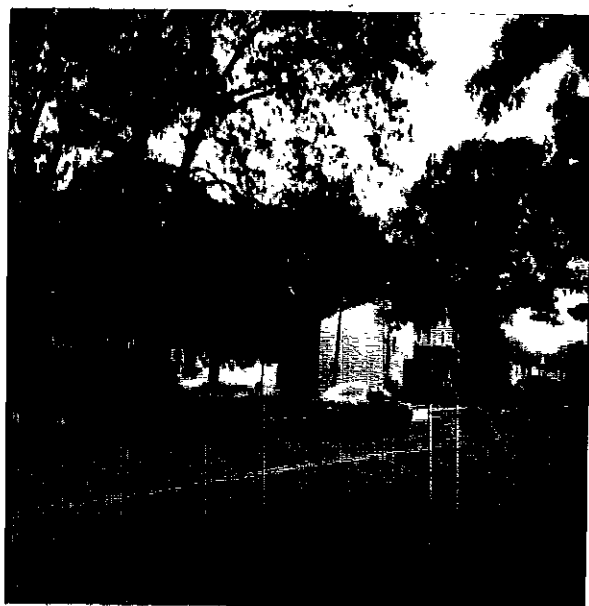
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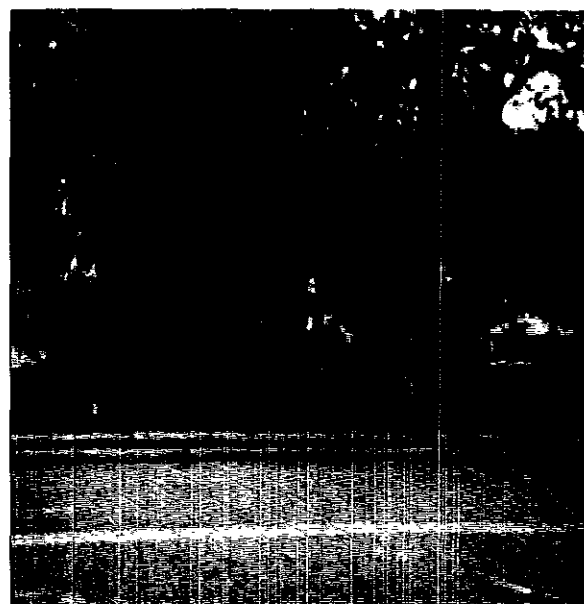
#333 #331



#327 #325 #323  
UPPERLANDING RD.



327 325 323 321 → WEST  
UPPERLANDING RD



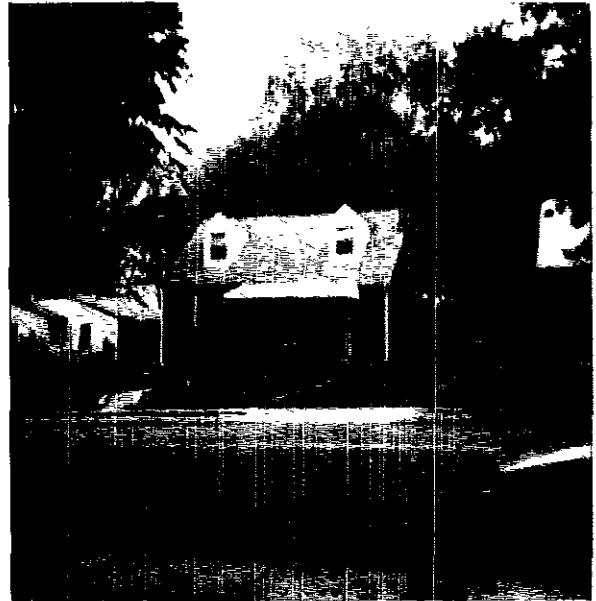
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LOT #29



#327

#325  
LOT #29

#323

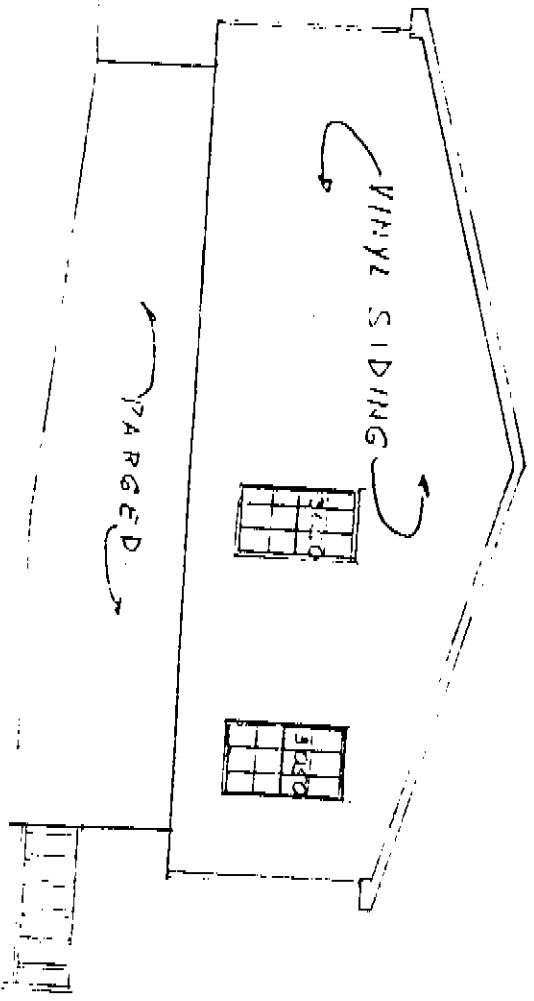


UPPERLANDING RD.

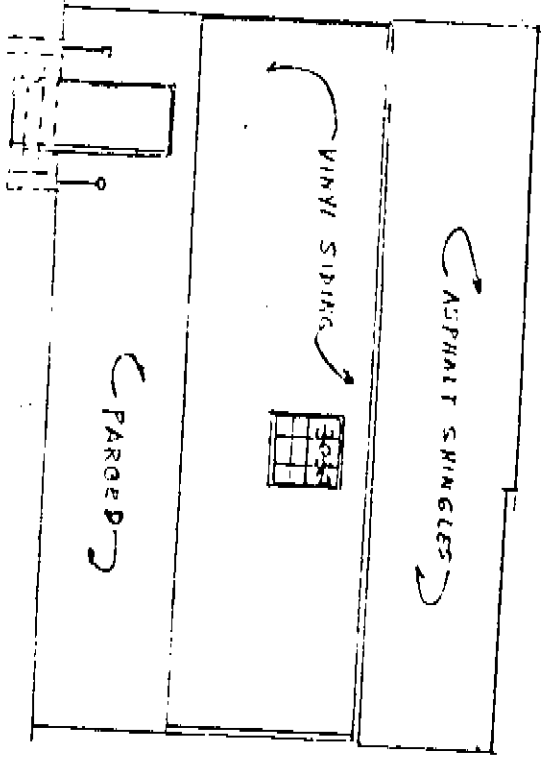
#325

#327

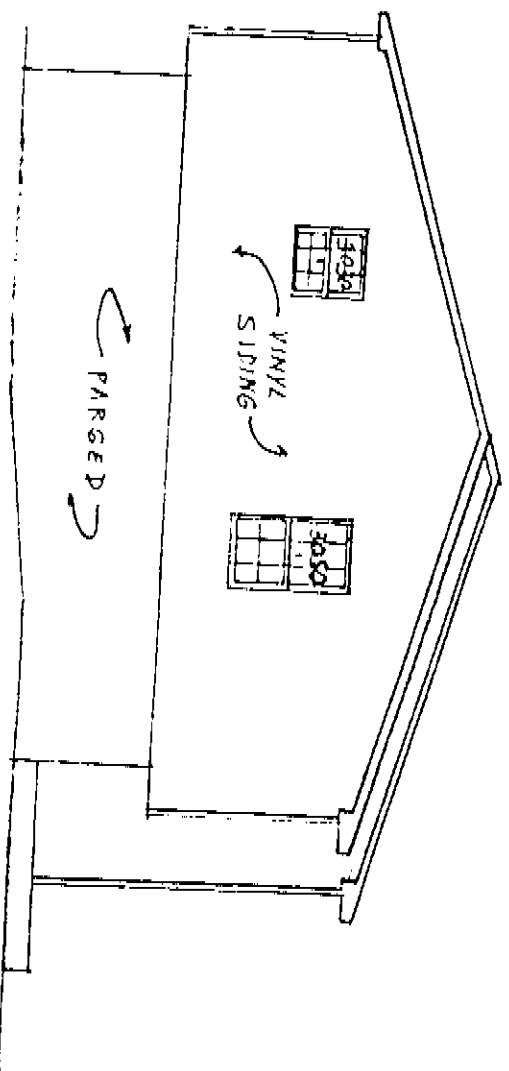
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



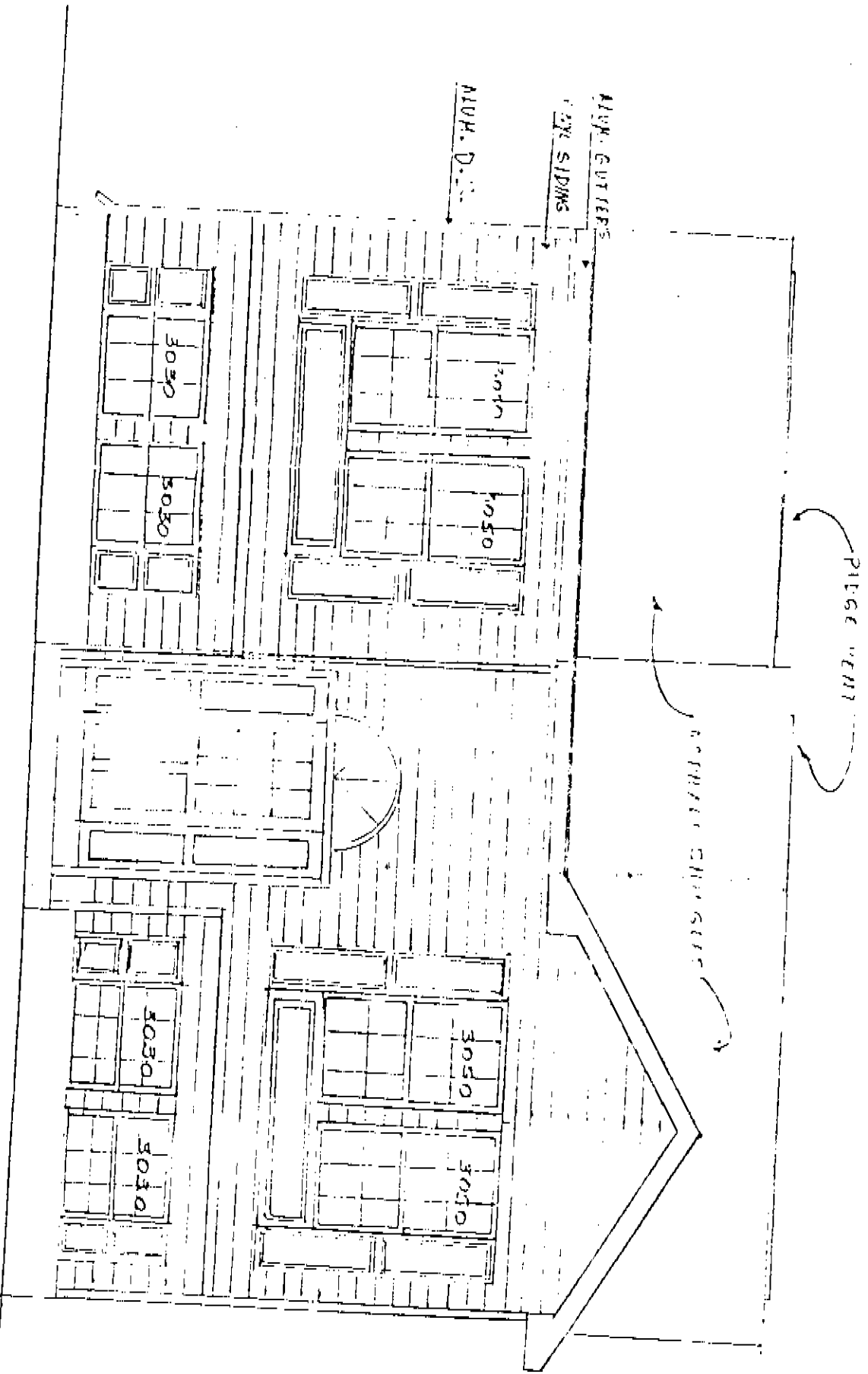
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



MODEL : THE BOSTONIAN  
PLAN : ELEVATIONS  
OWNER : RIG CORPORATION  
SCALE : 1/4" = 1'-0" ; 1/8" = 1'-0"  
DATE : JANUARY 1992  
J. W. W. W.







PHOTOGAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
MM	7-18-54	1" = 200'	ESSEX	N.E. 2-6
DATE OF PHOTOGRAPHY		DEC. 1954		
Topography Compiled by Photogrammetric Methods AERIAL SURVEY CORP. LANSING, MICH.				



IN RE: PETITION FOR ZONING VARIANCE  
SE/S Upperlanding Road, 1200  
Ft. W of Mace Avenue  
325 Upperlanding Road  
15th Election District  
5th Councilmanic District  
Vernon J. Nethkin  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-414-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 325 Upperlanding Road in the Back River Highlands subdivision of Baltimore County. The Petitioner seeks relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot width of 50 ft. in lieu of the required 55 ft., as well as variance relief as deemed necessary by the Zoning Commissioner to allow the proposed dwelling and to approve an undersized lot. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the site plan.

Appearing at the requisite public hearing was the property owner/Petitioner, Vernon J. Nethkin. Also present was the builder of the proposed dwelling, Isaac Gheiler. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is known a lot No. 9 of Block B in the subdivision known as Back River Highlands. This is an old subdivision that was laid out many years ago. The subject lot is 50 ft. wide and 200 ft. deep, for a total area of 10,000 sq. ft. Presently, the lot is unimproved. However, the Petitioner proposes constructing a 30 ft. wide by 38 ft. deep single family dwelling thereon.

Further testimony and evidence offered is that many of the other houses in this subdivision are on similar lots. It was indicated that the original subdivision was laid out in 50 ft. lots. Lot No. 28 (327

Upperlanding Road) abuts the subject site and is also 50 x 200 ft. It is improved by an existing dwelling. The lot on the other side is slightly larger (200 ft. x 75 ft. wide) and also contains a single family dwelling. That house is situated on a lot so as to maintain a 10 side yard setback to the subject property.

The Petitioner purchased the property in 1970 with the intent of ultimately developing same. He testified that none of his neighbors have any objections to the proposed improvements. The site is served by public utilities and is not within the Chesapeake Bay Critical Area.

The member agencies of the Zoning Plans Advisory Committee (ZAC) have also reviewed the subject request. The Office of Planning recommends approval, however, suggests that the width of the parking pad be reduced to a single car width. It is suggested that the pad be extended lengthwise to accommodate the parking of 2 vehicles. The Petitioner indicated that such a change and reconfiguration of the parking pad was acceptable. The Developers Engineering Section has no objection to the variance provided that there is no construction within the existing 10 ft. utility easement which is located on the side of the property. The site plan shows that the area will not be developed. Other members of the Zoning Advisory Committee did not object to the request.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the requested relief should be granted and will so order. I will condition the relief granted so as to require the Petitioner to comply with the ZAC comments of the Office of Planning and Developers Engineering.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

- 2 -

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of June, 1995 that a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit a lot width of 50 ft., in lieu of the required 55 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the ZAC comments submitted by the Office of Planning dated May 31, 1995, and from Developers Engineering Section, dated May 30, 1995 are adopted in their entirety and made a part of this Order.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 6/29/95  
By M. Nethkin

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

June 21, 1995

(410) 887-4386

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

Mr. Vernon J. Nethkin  
323 Upperlanding Road  
Baltimore, Maryland 21221

RE: Case No. 95-414-A  
Petition for Variance  
Property: 325 Upperlanding Road

Dear Mr. Nethkin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn  
att.

Printed with Soybean Ink  
on Recycled Paper



## Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 325 UPPERLANDING ROAD  
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 to permit a lot width of 50 ft. in lieu of the required 55 ft., and any other variances deemed necessary by the Zoning Commissioner to allow the proposed dwelling and to approve an undersize lot.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

I purchased Lot #29 on May 18, 1970, which was at that time a buildable lot, with the intent for my daughter to build a house on sometime in the future. To comply with current Baltimore County Zoning Code, I am requesting a variance.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

VERNON J. NETHKIN

(Type or Print Name)

Signature

VERNON J. NETHKIN

(Type or Print Name)

Signature

H 7803347

323 UPPERLANDING RD

Phone No

W 887-3763

Address

BALTO.

MD

21221

City

State

Zipcode

Name

Address

City

State

Zipcode

Phone No

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following date

ALL OTHER DATE

REVIEWED BY

DATE

### ZONING DESCRIPTION

ZONING DESCRIPTION FOR 325 UPPERLANDING ROAD (ESSEX)

BEGINNING AT A POINT ON THE SOUTH EAST SIDE OF UPPERLANDING ROAD WHICH IS 50 FEET OF RIGHT OF WAY WIDTH WIDE AT THE DISTANCE OF 1200 FEET TO CENTERLINE OF MACE AVENUE 50' WIDE BEING LOT # 29 BLOCK B IN THE SUBDIVISION OF BACK RIVER HIGHLANDS AS RECORDED IN BALTO. COUNTY PLAT BOOK 4 FOLIO 64, CONTAINING 10,000 SF ALSO KNOWN AS 325 UPPERLANDING ROAD AND LOCATED IN THE 15TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT.

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 5/24/95  
Posted for: Variance  
Petitioner: Vernon J. Nethkin  
Location of property: 325 Upperlanding Rd, SE/E  
Location of Sign: Facing - 2nd stop on property - 1st stop  
Remarks:  
Posted by: M. Nethkin  
Number of Signs: 1

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein in Room 112 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 112, Old Courthouse, Baltimore, Maryland 21202.

Case: 95-414-A  
Date: 5/24/95  
Time: 10:00 AM  
Hearing: Wednesday, June 14, 1995 at 10:00 AM in Room 112, Old Courthouse.

Variance to permit a lot width of 50 feet in lieu of the required 55 feet and any other variances deemed necessary by the Zoning Commissioner to allow the proposed dwelling and approval as understood to.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

### CERTIFICATE OF PUBLICATION

TOWSON, MD. 5/25, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/25, 1995

THE JEFFERSONIAN,  
LEGAL AD. - TOWSON  
Publisher



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt  
95-414-A

Account: R-001-6150

Number: 409

By: JLC

Date: 5/12/95

R.V. CODE 01 50.00  
1 SIGN POSTING 080 35.00  
\$ 85.00

NETHKIN  
325 UPPERLANDING RD.

Printed with Soybean Ink  
on Recycled Paper

Cashier Validation





111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
  - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 409

Petitioner: VERNON NETHKIN

Location: 325 UPPERLANDING RD. MD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: VERNON NETHKIN

ADDRESS: 323 UPPERLANDING ROAD

BALTO. MD 21221

PHONE NUMBER: 780 3347

AJ:ggg

(Revised 04/09/93)



13

TO: POTENTIAL PUBLISHING COMPANY  
May 25, 1995 Issue - Jeffersonian

Please forward billing to:

Vernon Nethkin  
323 Upperlanding Road  
Baltimore, MD 21221  
780-3347

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-414-A (Item 409)

325 Upperlanding Road  
32/5 Upperlanding Road, 1200' W of Mace Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): Vernon J. Nethkin  
HEARING: WEDNESDAY, JUNE 14, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a lot width of 50 feet in lieu of the required 55 feet and any other variances deemed necessary by the Zoning Commissioner to allow the proposed dwelling and approve an undersized lot.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 18, 1995

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-414-A (Item 409)

325 Upperlanding Road  
32/5 Upperlanding Road, 1200' W of Mace Avenue  
15th Election District - 5th Councilmanic  
Legal Owner(s): Vernon J. Nethkin  
HEARING: WEDNESDAY, JUNE 14, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Variance to permit a lot width of 50 feet in lieu of the required 55 feet and any other variances deemed necessary by the Zoning Commissioner to allow the proposed dwelling and approve an undersized lot.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Vernon J. Nethkin

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 7, 1995

Mr. Vernon J. Nethkin  
323 Upperlanding Road  
Baltimore, Maryland 21221

RE: Item No.: 409  
Case No.: 95-414-A  
Petitioner: V. J. Nethkin

Dear Mr. Nethkin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 12, 1995.

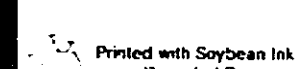
Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*

W. Carl Richards, Jr.  
Zoning Supervisor

MCR/jw  
Attachment(s)



**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director, ZADM DATE: May 31, 1995  
FROM: Pat Keller, Director, OPZ  
SUBJECT: 325 Upperlanding Road

**INFORMATION:**

Item Number: 409  
Petitioner: Nethkin Property  
Property Size: \_\_\_\_\_  
Zoning: DR-5.5  
Requested Action: Variance  
Hearing Date: 1/1

**SUMMARY OF RECOMMENDATIONS:**

See attached comment of May 31, 1995.

Prepared by: *Jeffrey W. Lutz*

Division Chief: *Carol Weiss*

PK/JL

ITEM409/PZONE/ZAC1

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: May 30, 1995  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section  
RE: *W* Zoning Advisory Committee Meeting  
for May 30, 1995  
Item No. 409

The Developers Engineering Section has reviewed the subject zoning item. If the variance is granted, the owner should be advised that Baltimore County Policy prohibits the construction of a permanent structure within the existing 10-foot utility easement.

RWB:sw

**BALTIMORE COUNTY, MARYLAND**  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT**  
**INTER-OFFICE CORRESPONDENCE**

TO: ZADM DATE: 5/24/95  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 5/24/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 401  
407  
408  
409  
410  
411 s

LS:sp

LETTY2/DEPRM/TXTSBP



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/23/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 22, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 401, 402, 404, 405, 406, 407, 409, 410 AND 411.

**RECEIVED**  
MAY 30 1995

**ZADM**

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation  
State Highway Administration

O. James Lightizer  
Secretary  
Hal Kassoli  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 409 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

409 ACKNOWLEDGEMENT

COUNTY EMPLOYEE SEEKING  
COUNTY COUNCIL APPROVAL

5/12/95

Vernon Nethkin

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bailey Ave.  
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots  
Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:  
☒ VERNON NETHKIN 323 UPPERLANDING RD. WARE 9363  
First Name of Applicant: VERNON NETHKIN Election District: 15 Council District: 5 Square Feet: 10,000

☒ Lot Address: 323 UPPERLANDING RD. ELECTION DISTRICT: 15 COUNCIL DISTRICT: 5 SQUARE FEET: 10,000  
Lot Location: S.E. CORNER OF UPPERLANDING RD. & 1200' E. OF MACE AVE.

Land Owner: VERNON NETHKIN Tax Account Number: 1600000835  
Address: 323 UPPERLANDING RD. Telephone Number: W-887-3363-17803347  
BALTO. MD 21221

☒ CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

	PROVIDED?	YES	NO
1. This Recommendation Form (3 copies)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan		<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings		<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood		<input checked="" type="checkbox"/>	<input type="checkbox"/>

RECOMMENDATIONS/COMMENTS:  
☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Reduce width of parking pad to a single car width. Pad could be extended lengthwise to accommodate the parking of two vehicles

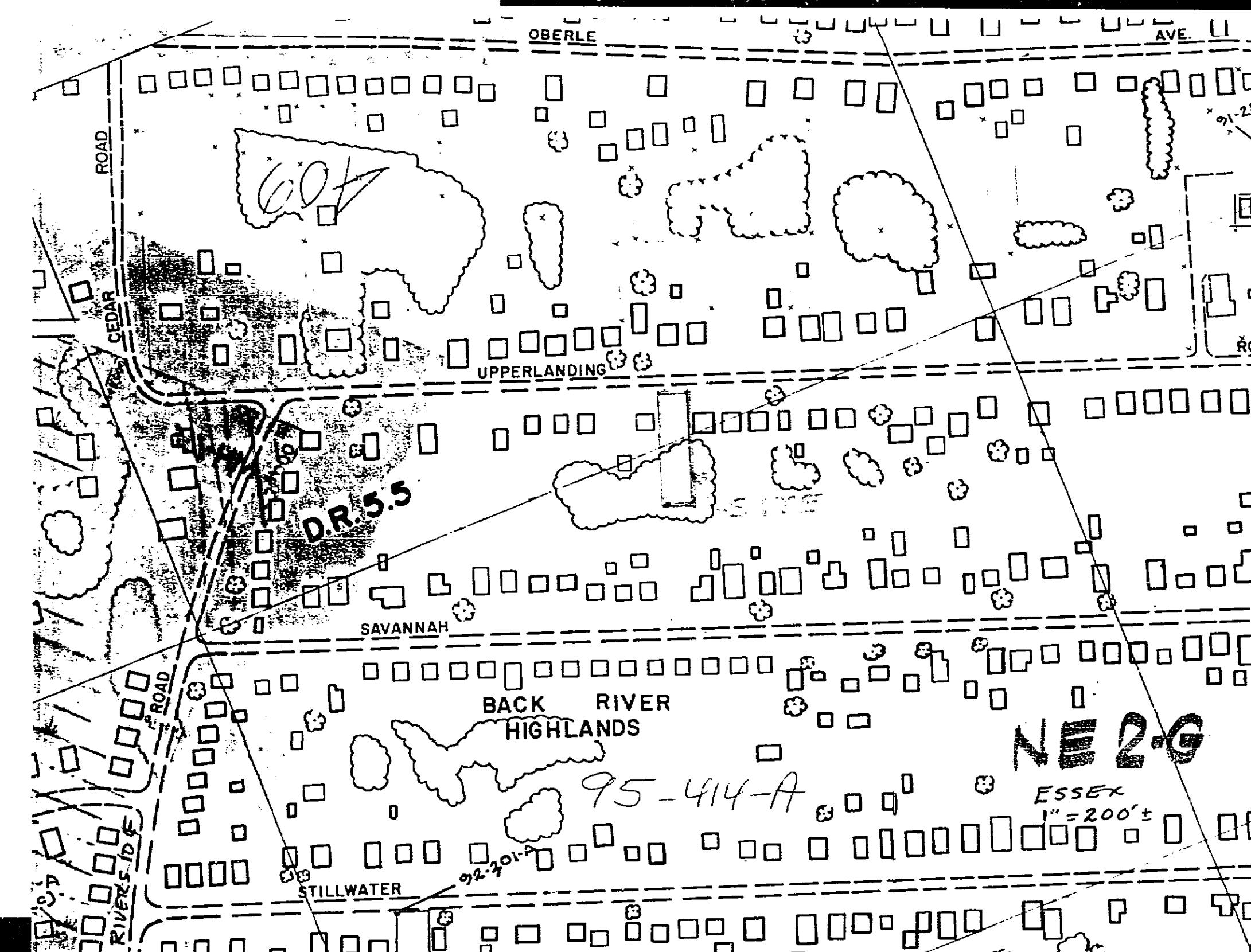
Signed by: *Francis Moroney* Date: 5/31/95

PLEASE PRINT CLEARLY

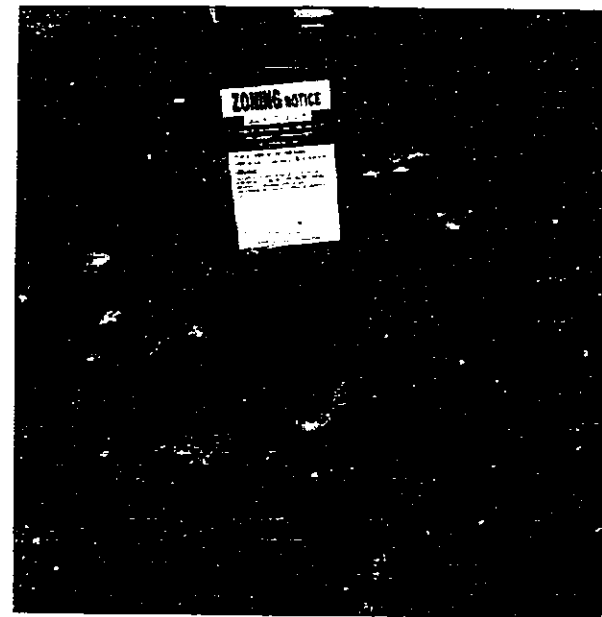
PETITIONER(S) SIGN-IN SHEET

NAME  
VERNON NETHKIN  
ISAAC CHELIER

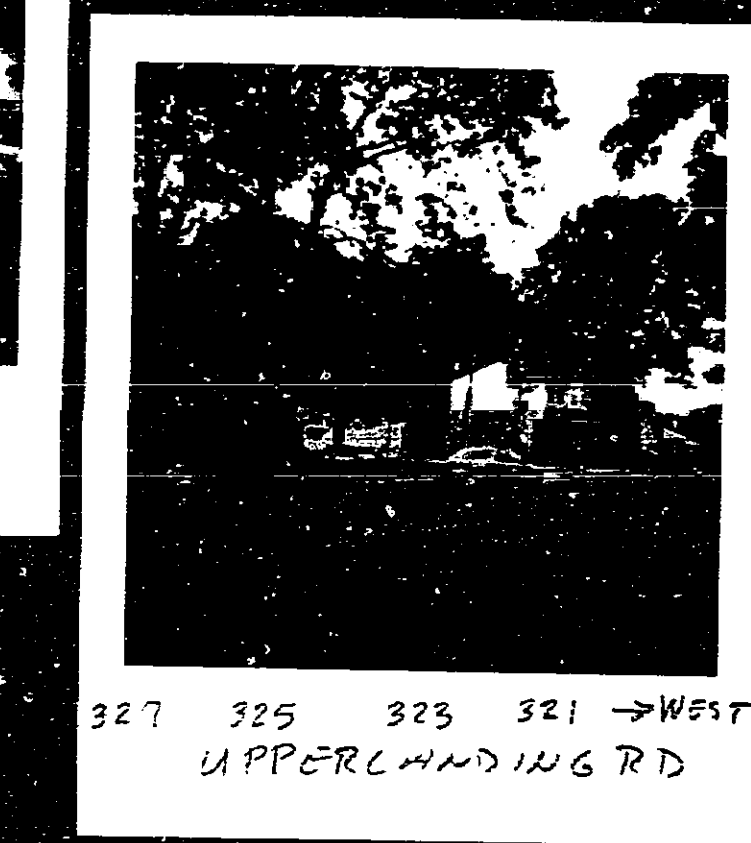
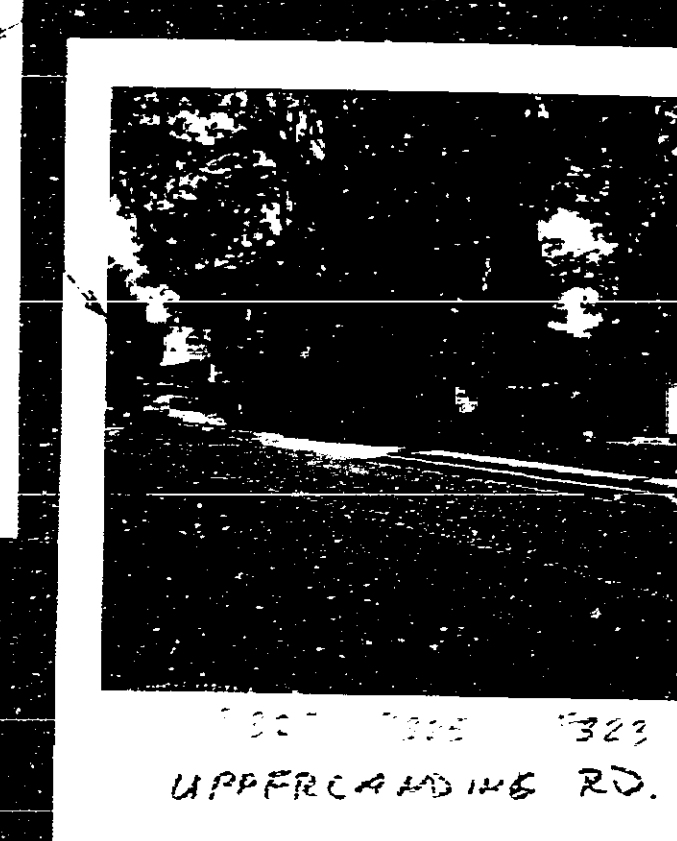
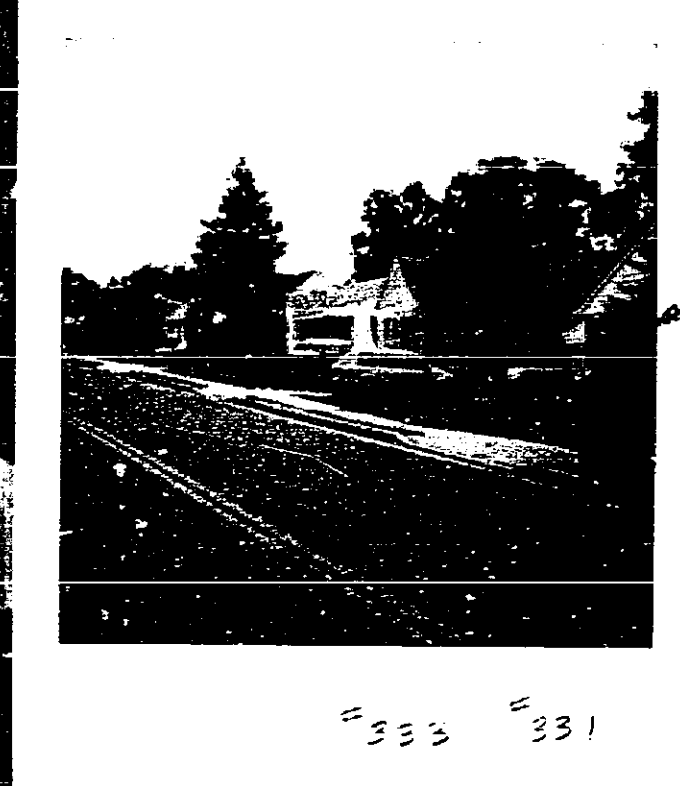
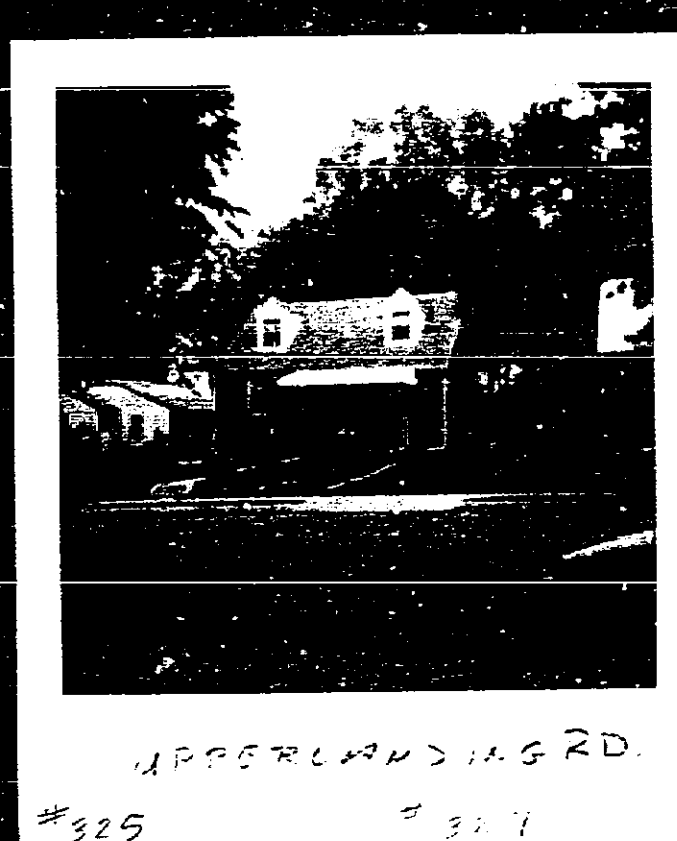
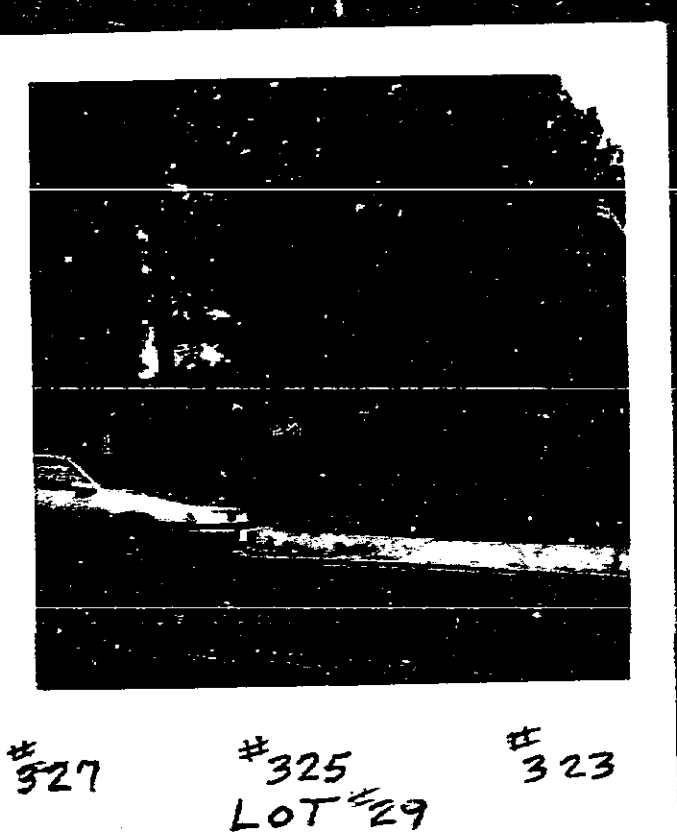
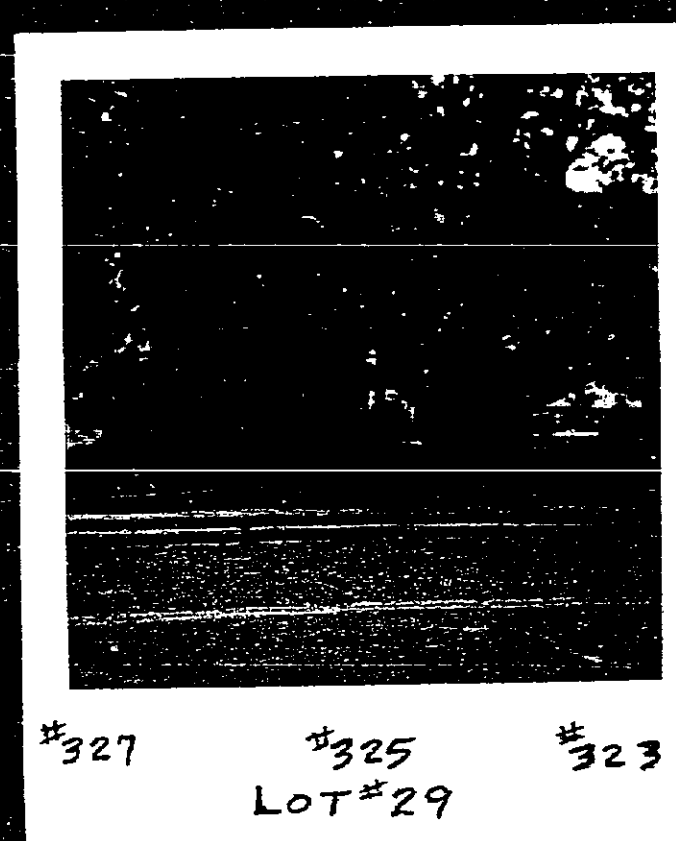
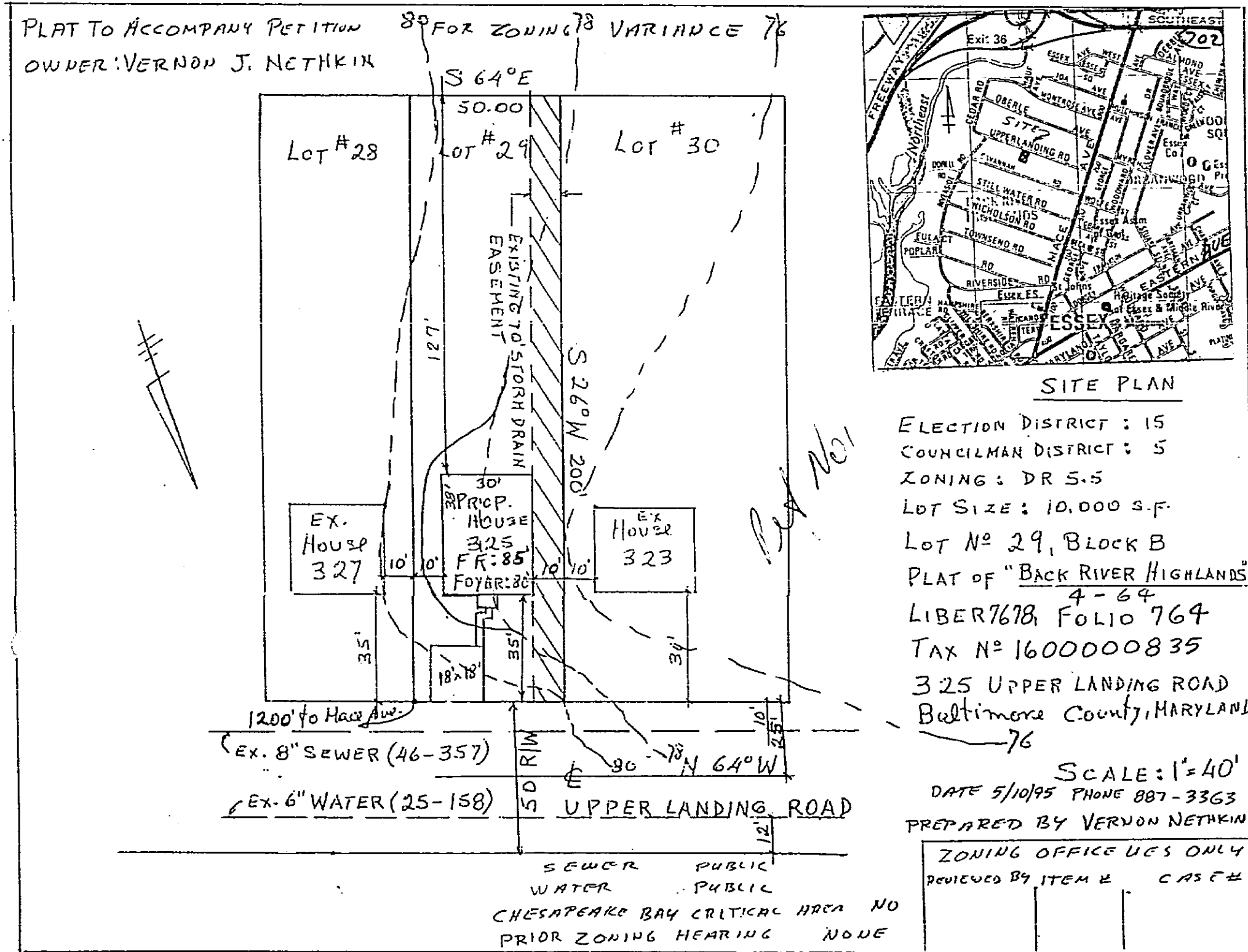
ADDRESS  
323 UPPERLANDING RD.  
3403 Old Post Dr.



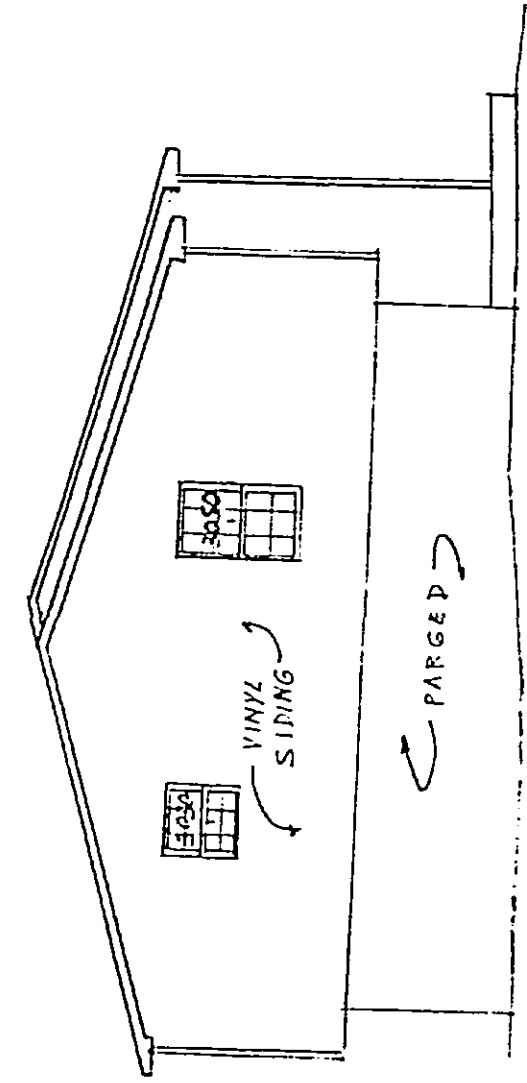
95-414-A



H.1.4

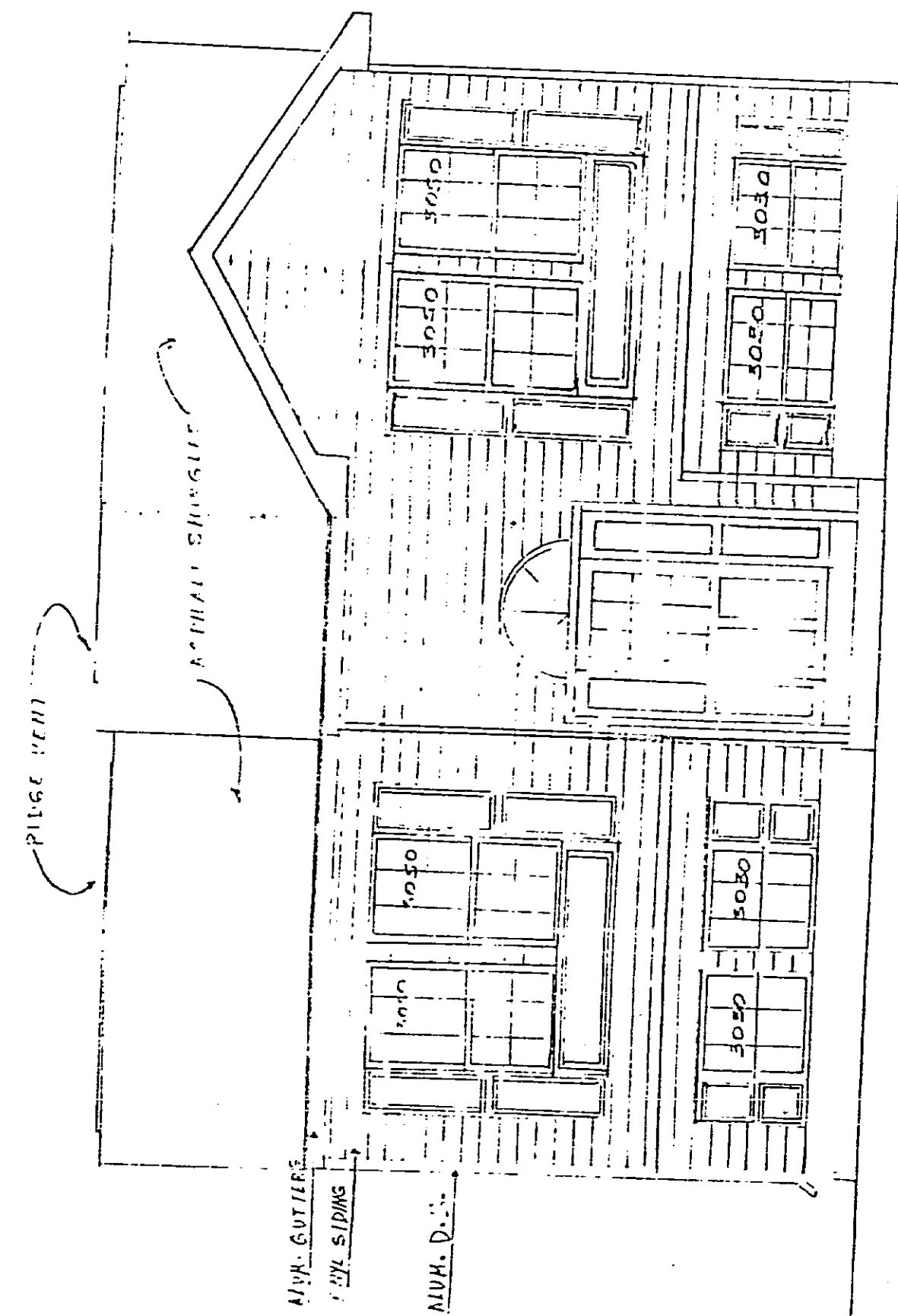






LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



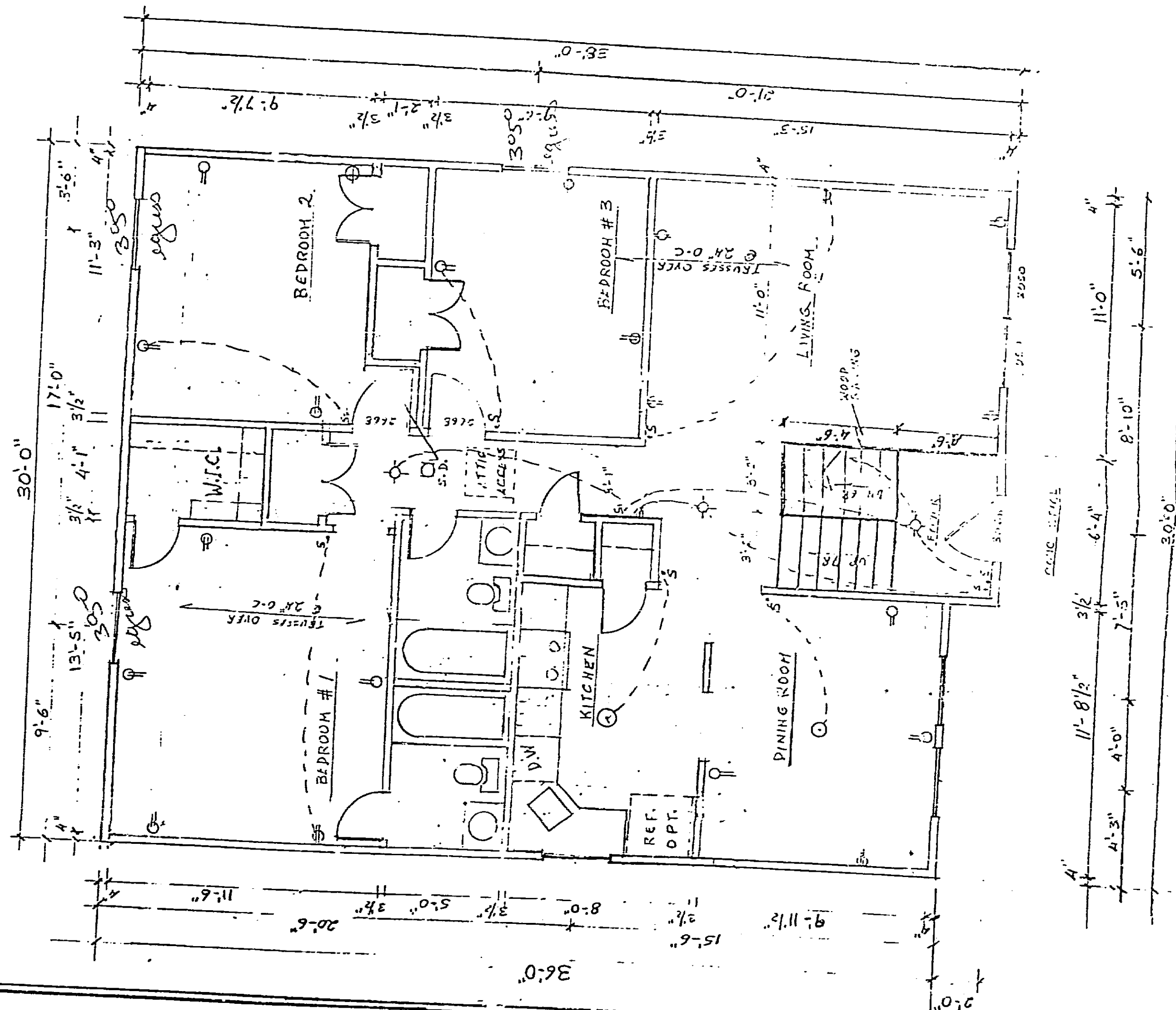
FRONT ELEVATION SCL:  $\frac{1}{4}'' = 1'-0''$

Feb Nov

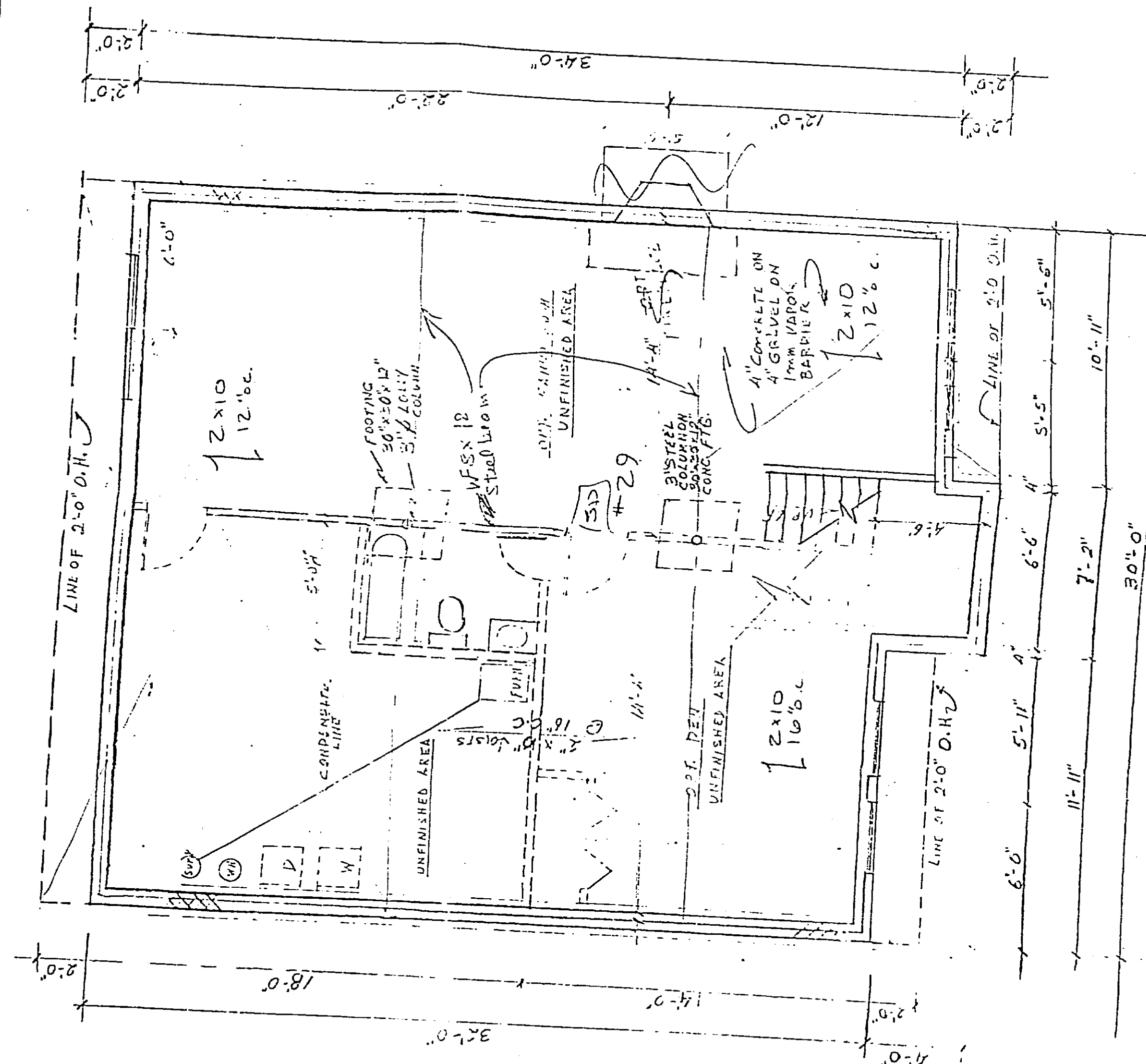
MODEL : THE BOSTONIAN  
PLAN : ELEVATIONS  
OWNER : RRIIG CORPORATION  
SCALE :  $1/4" = 1'-0"$  ;  $1/8" = 1'-0"$   
DATE : JANUARY, 1993

MODEL : THE BOSTONIAN  
PLAN : FIRST & BASEMENT  
OWNER : FRIG CORPORATION  
SCALE : 1/4" = 1'-0"  
DATE : JANUARY 1999  
J. B. [Signature]

LUMBER -  
Item - FR # 2/  
 $F_b = 1150$  psi min.



FIRST FLOOR PLAN  $1/4" = 1'-0"$



BASEMENT & FOUNDATION PLAN 1/4" = 1'-0"



